City of Mountain View

Mountainview.gov/rentstabilization

Rent Stabilization Program Monthly Status Report

FY 2021-22 (as of June 2022)

Community Outreach and Education

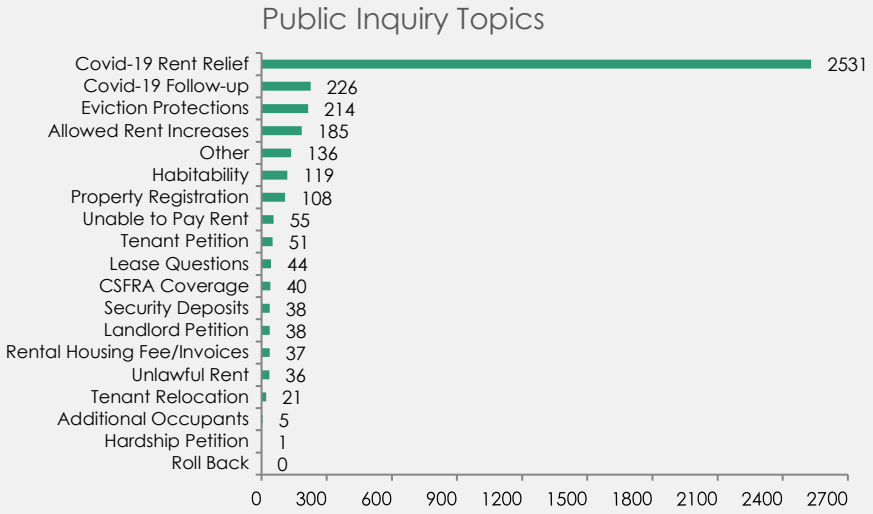
*Information Requests and Public Inquiries**

3,885
Public Inquiries Made

Tenant: 3,366 | Landlord: 423
Other: 96

Bilingual Services
(Spanish as Primary Language)

2,130
(58% of all inquires)



Community Workshops and Trainings, Office Hours, Events and Outreach

Workshops and Trainings, Office Hours, Events

42 Workshops	50 Office Hours	81 Eviction Help Center Clinics and Pop-ups
414 Attendees	356 1:1 Support Provided	1,728 Attendees

Outreach

14 mass mailings 945 targeted letters Mailings	34 MV Voice Ads
47 Email Updates	818 Email Subscribers

Mediations and Conciliations

The Mountain View Rental Housing Helpline and the Mountain View Mediation Program assist the Rent Stabilization Program by providing free mediation and conciliation services to landlords and tenants in Mountain View. These services help people come together to talk about and potentially solve their disputes in a controlled environment with the help of trained volunteer mediators. They help to resolve issues for rental properties in Mountain View, reducing the number of petitions filed with the City.

136
Mediations and Conciliations

122 of 136
Resolved
(13 Pending, 1 Unresolved)

Required Noticing

Required Noticing

241 Banked Rent Increase Notices

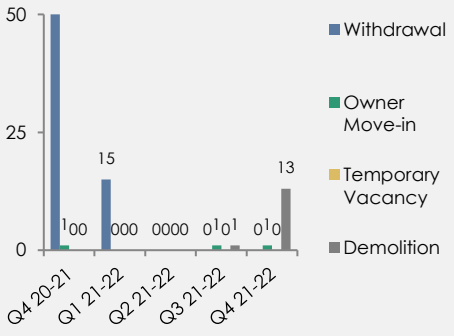
1085 Termination Notices

2 Tenant Buyout Notices

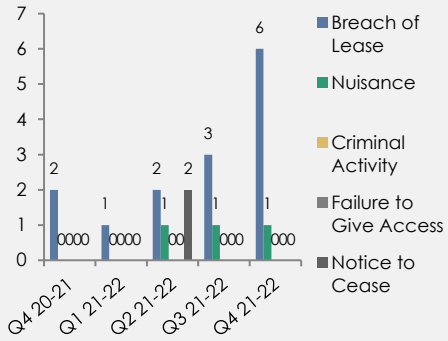
2 Additional Occupant Notices

Just Cause Eviction Submittals (as Received by the City)

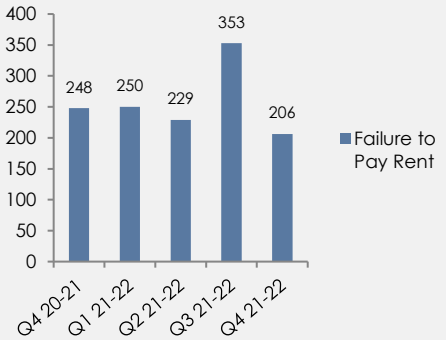
No-Fault Notices



At-Fault Notices



Failure to Pay Rent Notices



Tenant Relocation Assistance (Calendar Year)

Properties in Redevelopment					Units Affected					Households that Received Assistance				
5	5	1	0	0	126	297	4	0	0	143	60	53	29	2
2018	2019	2020	2021	2022	2018	2019	2020	2021	2022	2018	2019	2020	2021	2022

Rent Adjustment Petitions

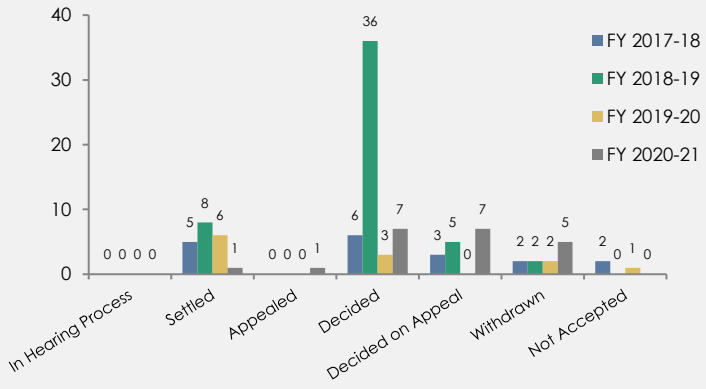
Prior Fiscal Years

FY 2017/18
Landlord: 13
Tenant: 5

FY 2018/19
Landlord: 3
Tenant: 49

FY 2019/20
Landlord: 1
Tenant: 11

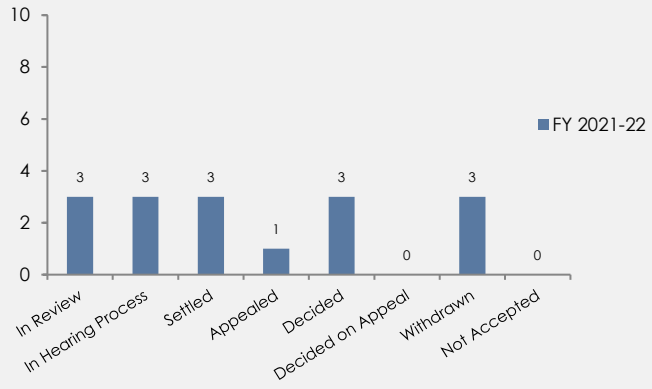
FY 2020/21
Landlord: 0
Tenant: 21



Current Fiscal Year

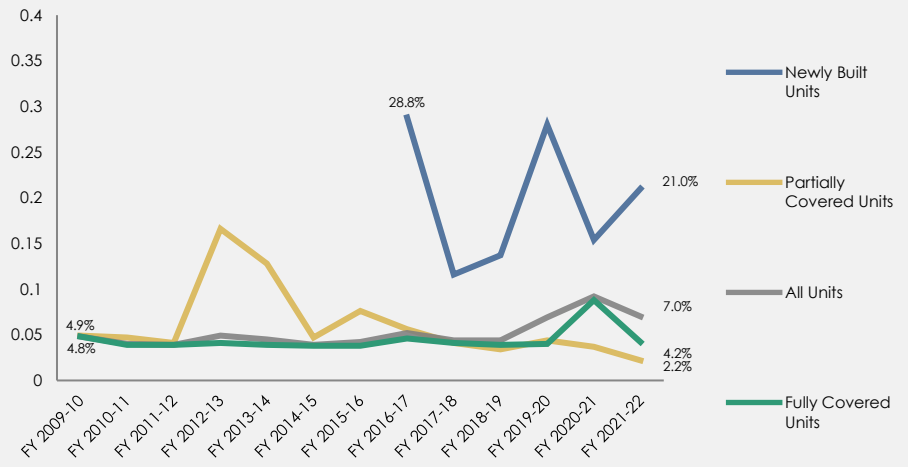
FY 2021/22

Landlord Petitions: 2
Exemption Petitions: 1
Tenant Petitions: 13 (A: 7, B: 5, C: 1)

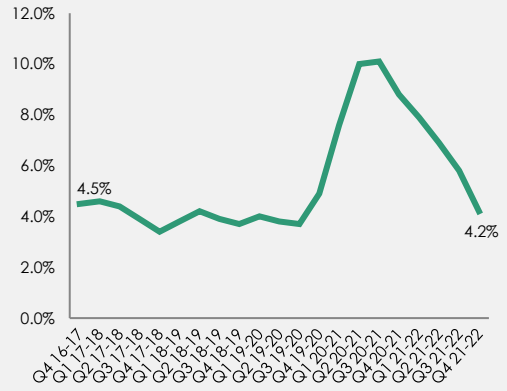


Market Conditions

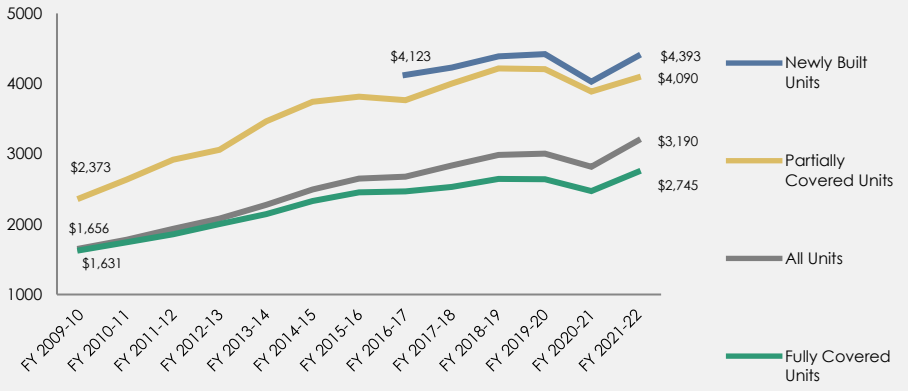
*Vacancy Rates***



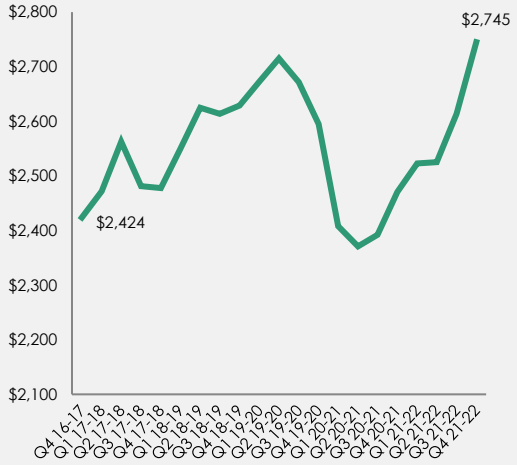
Fully Covered Units after CSFRA



*Average Market Rent****



Fully Covered Units after CSFRA



68.3% increase
Fully Covered Units

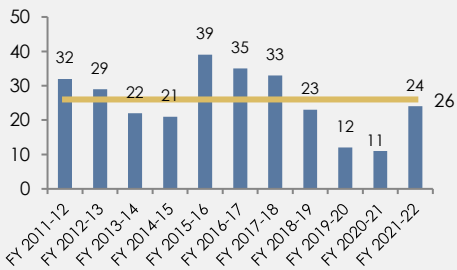
92.6% increase
All Units

72.4% increase
Partially Covered Units

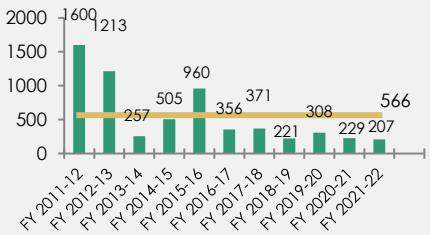
6.55% increase
Newly Built Units

Property Sales for Fully Covered Units

Properties Sold



Units Sold



Properties for Sale

4
Properties

51
Units

Mountain View Rental Housing Helpline, June 2022; ** CoStar, June 2022; Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; * CoStar, June 2022 Average Asking Rent (market rent rate).*

METHODOLOGY

Data unrelated to the CoStar databases or the MNOI CPI Indices was obtained by staff through use of internal record keeping and in partnership with external consultants and vendors, including Associated Right of Way Services (ARWS) and the Mountain View Rental Housing Helpline. Data gathered from CoStar utilizes as regimented and consistent search terms within the database as possible in an effort to adhere to the specifics of the CSFRA.

The data provided by CoStar and used in the CSFRA Monthly Report was obtained as follows:

- **Vacancy Rate Data and Average Asking Rent Data (Average Market Rent):** The search criteria included multi-family properties with three or more units built before 1995; multi-family properties with three or more units built from 1995 through 2015; multi-family properties with three or more units built after 2016; and all multi-family properties with three or more units using the *Properties* database. These four data points illustrate the average vacancy rate and average asking rent trends of vacant units for the total market, including units fully covered by the CSFRA (first occupancy before 1995), units partially covered by the CSFRA (first occupancy from 1995 through 2015), newly built units not covered by the CSFRA (first occupancy after December 23, 2016) and all units within Mountain View.
- **Multi-Family Property Sales for Units Built Before 1995:** The search criteria for Multi-Family Property Sales for Units Built Before 1995 included multi-family apartment properties with three or more units that sold from 2011 through 2021 within Mountain View using the *Sales Comp* database. Non-Arm's Length Sales, in which there is a relationship between the buyer and the seller of the property, were excluded.
- **Properties Currently for Sale:** The search criteria for Properties Currently for Sale included multi-family apartment properties built before 1995 with three or more units currently for sale within Mountain View using the For Sale database.